033.0	0002	0002.B	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,165,500 /	1,165,500
					USE VALUE:	1,165,500 /	1,165,500
					ASSESSED:	1,165,500 /	1,165,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MB REALTY GROUP LLC
Owner 2:	
Owner 3:	
Street 1:	339 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	10 SUNNYSIDE AVENUE LLC -
Owner 2:	-
Street 1:	10 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,500 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1920, having primarily Stucco Exterior and 5523 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	16500.000	406,900	7,800	750,800	1,165,500
Total Card	0.379	406,900	7,800	750,800	1,165,500
Total Parcel	0.379	406,900	7,800	750,800	1,165,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 211.03 | /Parcel: 211.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22692
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2708!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	406,900	7800	16,500.	738,500	1,153,200	1,153,200	Year End Roll	12/18/2019
2019	332	FV	350,000	8400	16,500.	689,300	1,047,700	1,047,700	Year End Roll	1/3/2019
2018	332	FV	350,000	8400	16,500.	615,500	973,900	973,900	Year End Roll	12/20/2017
2017	332	FV	350,000	8400	16,500.	541,600	900,000	900,000	Year End Roll	1/3/2017
2016	332	FV	244,300	8400	16,500.	406,200	658,900	658,900	Year End	1/4/2016
2015	332	FV	230,700	8800	16,500.	369,300	608,800	608,800	Year End Roll	12/11/2014
2014	332	FV	230,700	8800	16,500.	369,300	608,800	608,800	Year End Roll	12/16/2013
2013	332	FV	230,700	8800	16,500.	369,300	608,800	608,800		12/13/2012

PRINT

Date	Time
12/10/20	18:04:08

LAST REV

Date	Time
10/19/20	10:30:02
apro	
2708	

USER DEFINED

Prior Id # 1:	22692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
10 SUNNYSIDE AV	73883-259	1	12/23/2019	Intra-Corp	3,600,000	No	No		
SUNNYSIDE AVENU	67225-528		5/10/2016	Intra-Corp	1,960,000	No	No		
MALONE LARRY D	33595-103		9/5/2001	Intra-Corp	800,000	No	No		
	15605-104		6/1/1984		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	561	Renovate	5,000	C				
1/8/2004	15	Renovate	80,000	C		G6	GR FY06	new flrs/new windo
12/12/2003	1069	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
12/7/2018	MEAS&NOTICE	CC	Chris C
5/25/2016	I & E Return	EMK	Ellen K
3/16/2009	Meas/Inspect	197	PATRIOT
1/14/2005	Permit Visit	BR	B Rossignol
4/7/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		16500		Sq. Ft.	Site		0	30.5	1.49	CA									750,849						750,800	

Total AC/HA: 0.37879 | Total SF/SM: 16500 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM AVG | Total: 750,849 | Spl Credit | Total: 750,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.98106098
Const Adj.:	0.99960208
Adj $ / SQ:	63.744
Other Features:	5000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538977
Depreciation:	132049
Depreciated Total:	406928

COMMENTS

ALEWIFE AUTOMOTIVE CENTER.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 2

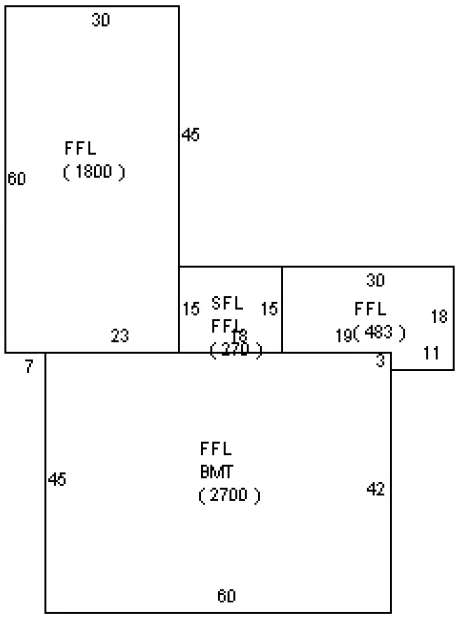
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	84.78
Special Features:	0	Val/Su Net:	49.48
Final Total:	406900	Val/Su SzAd	73.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,253	63.740	334,845
BMT	Basement	2,700	19.120	51,632
SFL	Second Floor	270	50.990	13,769

Net Sketched Area: 8,223 | Total: 400,246

Size Ad 5523 | Gross Are 8223 | FinArea 5523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100	F	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0002.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X6	A	AV	1995	0.00	T	19.2	332						
85	Paving	D	Y	1	6000	A	FR	1975	2.33	T	44	332			7,800			7,800

More: N | Total Yard Items: 7,800 | Total Special Featues: | Total: 7,800

IMAGE

AssessPro Patriot Properties, Inc